

Guide Price:
£465,000

£450,000

Garnham
H Bewley

71 The Glades, East Grinstead



- End Terrace Family Home
- Three Double Bedrooms
- Stunning Kitchen
- Stylishly Fitted Bathroom & Downstairs WC
- Extended to the Front & Rear as well as a Garage Conversion
- Low Maintenance Rear Garden
- Driveway for Two Vehicles

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



71 The Glades, East Grinstead, West Sussex RH19 3XW

Garnham H Bewley are delighted to offer for sale this stylish and contemporary three bedroom end-of-terrace, family home. Conveniently located on the edge of the ever-popular Worsted Farm estate, this property is superbly positioned for easy access to excellent primary and secondary schools and is within walking distance to East Grinstead's historic Tudor high street and mainline railway station.

The property is entered through an extended porch which has built-in storage for coats and shoes as well as a meter cupboard to the right and a door to the downstairs WC/cloakroom on the left. There are glass doors from the porch which open into the lounge.

The lounge is bright and airy has been extended by the current owners to create a contemporary and modern dining space which flows into the kitchen. The property has also been extended into what used to be an integral garage, this converted space adds another dynamic to the house and is currently utilised as family room/snug. There is a large bay window to the front aspect of the family room and an array of built-in storage under the stairwell. The kitchen sits at the back of the property overlooking the rear garden. It has been stylishly fitted with a variety of wall and base-level units, sink with drainer, electric oven, gas hob and still leaves space for freestanding appliances such as washing machine, dishwasher and up-right fridge/freezer.

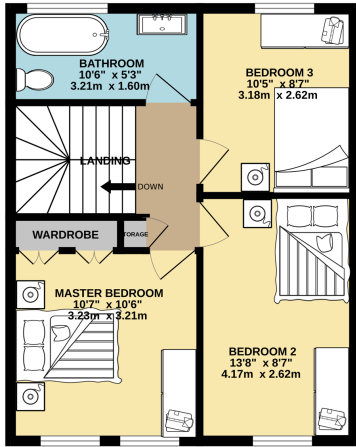
Upstairs, there are three double bedrooms, the largest of which sits to the front of the property and has built-in wardrobes spanning the width of the room. The bedrooms are excellently complimented by the tastefully-appointed and contemporary family bathroom, which has been fitted with a sleek and curved, panel-enclosed bathtub with glass shower screen and shower above, low-level WC, wash-hand-basin with built in store below and vanity mirror above. There is also a heated-towel rail. The bathroom has been recently renovated and is tiled throughout.

Outside, the property benefits from a very low-maintenance rear garden which is mainly laid to lawn and has an expanse of patio across the rear of the house. The garden itself backs onto dense and beautiful woodland. There is driveway parking for two vehicles at the front of the property along with a small, lawned front garden.

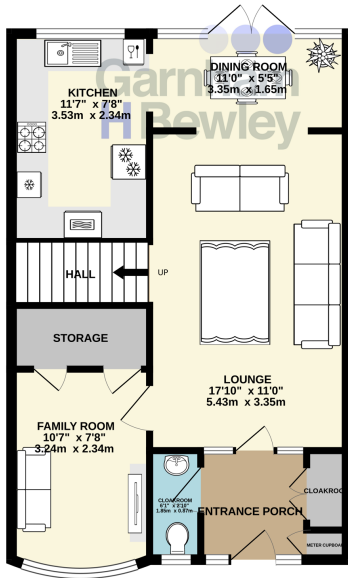


For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



71 THE GLADES - FLOORPLAN

TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Accommodation

Ground Floor: Entrance Porch:

5' 11" x 6' 3" (1.80m x 1.91m)

Cloakroom / WC:

2' 10" x 6' 1" (0.86m x 1.85m)

Lounge:

17' 10" x 11' 10" (5.44m x 3.61m)

Extended Dining Room:

11' 0" x 5' 5" (3.35m x 1.65m)

Kitchen:

11' 7" x 7' 8" (3.53m x 2.34m)

Family Room:

10' 7" x 7' 8" (3.23m x 2.34m)

First Floor:

Master Bedroom:

10' 7" x 10' 6" (3.23m x 3.20m)

Bedroom Two:

13' 8" x 8' 7" (4.17m x 2.62m)

Bedroom Three:

10' 5" x 8' 7" (3.17m x 2.62m)

Family Bathroom:

10' 6" x 5' 3" (3.20m x 1.60m)



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Nearest Stations:

East Grinstead Station (1.2 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

Nearest Schools:

Sackville School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.4 miles)

Brambletye School - Independent School (1.1 miles)

Blackwell Primary School - Ofsted: Good (1.0 miles)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk